

February 28, 2022

Dear Energy and Technology Committee:

I support

- S.B. No. 14 (COMM) AN ACT CONCERNING HOME ENERGY AFFORDABILITY FOR HOME BUYERS.
- H.B. No. 5041 (COMM) AN ACT CONCERNING HOME ENERGY AFFORDABILITY FOR HOME RENTERS.

I conditionally support

- HB 5117 AN ACT CONCERNING ELECTRIC VEHICLE CHARGING STATIONS.
 - Expansion of charging infrastructure is needed, but disadvantaged communities, tenant-rights organizations, and DEEP need to be further solicited for comment and input on shaping the language. Currently, landlords stand to externalize the costs (primarily to tenants and ratepayers), while reaping much of the reward, and modernizing their assets.

I ask you to allow us the tools to improve **affordability**, fight the **climate** emergency, and represent our **local voices** for our solutions. Now is the right time in Connecticut.

I manage properties in the state, as a landlord. I also help hundreds of homeowners, renters, and landlords identify ways to improve their properties to meet their goals of affordability, comfort, resilience, and environmental impact with the right technology and financing. I repeatedly hear and experience the concerns of poorly maintained buildings, lack of clear data to compare affordable investment or renting opportunities, and lack of knowledge of the changing technology choices for home improvements. We need reputable, trusted, and independent ways for residents to access information about their current or prospective homes. We need to protect consumers from the worst, reward those buildings that are best, and leverage the many skilled workers in the state's home performance industry. Home Energy Scores and HERS ratings are two clear options, and Efficient and Green Energy Addendums are great for real estate transactions. Enable our state to stop lagging and instead build the component pieces to become a mature marketplace for real estate, affordable living, and clean energy jobs.

Connecticut often has the highest retail electric rates in the nation. Connecticut has below-average customer satisfaction with investor-owned utilities. Our Governor pledged to decarbonize the grid 100 percent. Our DEEP commissioner voiced that our current energy procurement and modernization pathways are insufficient to reach this scale and goal. We want the power to make our own lives more affordable, convenient, resilient, diverse, and equitable. We ask you, our elected officials, to join us in advocating for enabling legislation now, and championing Home Energy Affordability to help address our climate and cost concerns in our communities.

Sincerely, Michael Uhl [New Haven, CT]